

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS

019209

That we, ALCIDE MICHAUD and GERALDINE M. MICHAUD of Waterville, County of Kennebec and State of Maine, in consideration of One (1) Dollar and other valuable consideration paid by ARTHUR H. TURMELLE and CONSTANCE R. TURMELLE of Waterville, County of Kennebec and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ARTHUR H. TURMELLE and CONSTANCE R. TURMELLE,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land together with the buildings thereon, situate in said ~~Waterville~~, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Bounded northerly, one hundred fifty-nine (159) feet by land of Edward Tallouse, easterly sixty-six (66) feet by the westerly line of Drummond Avenue; southerly one hundred fifty-seven and one-half (157½) feet by a proposed passageway about forty (40) feet wide and westerly sixty-six (66) feet by land of Alcide Michaud and Geraldine M. Michaud, together with a right of way on foot and with teams, in common with others over so much of said passageway as lies between the westerly line of Drummond Avenue and a line drawn parallel with said westerly line and one hundred thirty-nine (139) feet westerly therefrom and between the southerly line of the premises hereby conveyed and a line parallel therewith fifteen (15) feet distant therefrom.

Being the same premises conveyed to Alcide Michaud and Geraldine M. Michaud by Warranty Deed of Roland F. Bechard dated July 10, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1655, Page 73.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said ARTHUR H. TURMELLE and CONSTANCE R. TURMELLE, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will *Warrant and Defend* the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said ALCIDE MICHAUD and GERALDINE M. MICHAUD, and relinquishing and conveying all our rights by descent and all

57-216

37-74

That portion of the property located on Sawyer Street is subject to all restrictions contained in the deed of A.F. Hutchinson Land Co. Inc. to Joseph King recorded at said Registry in Book 613, Page 452. That portion of the premises located on Kennedy Memorial Drive is subject to the restriction that no huts or shanties shall be built or placed on said lot.

WITNESS my hand this 2nd day of August, 1996.

Kathi L. Keast
Witness

Neal C. Corson
Neal C. Corson, Trustee
Charlotte P. Lyons Testamentary Trust

STATE OF MAINE

Somerset, ss.

August 2, 1996

Then personally appeared the above named Neal C. Corson in his said capacity and acknowledged the forgoing instrument to be his free act and deed.

Before me,

Kathi L. Keast
Kathi L. Keast
Notary Public



NEAL C. CORSON, P.A. • ATTORNEY AT LAW • 160 MAIN STREET, MADISON, MAINE 04950

RECEIVED KENNEBEC SS.

96 AUG 12 AM 9:00

ATTEST: Thomas R. Brown
REGISTER OF DEEDS